



Senate

General Assembly

January Session, 2009

File No. 657

Senate Bill No. 1145

Senate, April 15, 2009

The Committee on Government Administration and Elections reported through SEN. SLOSSBERG of the 14th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONCERNING REPAIRS, ADDITIONS AND ALTERATIONS TO STATE BUILDINGS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 4b-51 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2009*):

3 (a) The Commissioner of Public Works shall have charge and
4 supervision of the remodeling, alteration, repair or enlargement of any
5 real asset, except any dam, flood or erosion control system, highway,
6 bridge or any mass transit, marine or aviation transportation facility, a
7 facility of the Connecticut Marketing Authority, an asset of the
8 Department of Agriculture program established pursuant to section
9 26-237a, or any building under the supervision and control of the Joint
10 Committee on Legislative Management, involving an expenditure in
11 excess of [five hundred thousand dollars, and except that each] two
12 million dollars. Each constituent unit of the state system of higher
13 education may have charge and supervision of the remodeling,

14 alteration, repair, construction or enlargement of any real asset
15 involving an expenditure of not more than two million dollars, except
16 that The University of Connecticut shall have charge and supervision
17 of the remodeling, alteration, repair, construction, or enlargement of
18 any project, as defined in subdivision (16) of section 10a-109c,
19 notwithstanding the amount of the expenditure involved. In any
20 decision to remodel, alter, repair or enlarge any real asset, the
21 commissioner shall consider the capability of the real asset to facilitate
22 recycling programs.

23 (b) No officer, department, institution, board, commission or council
24 of the state government, except the Commissioner of Public Works, the
25 Commissioner of Transportation, the Connecticut Marketing
26 Authority, the Department of Agriculture for purposes of the program
27 established pursuant to section 26-237a, the Joint Committee on
28 Legislative Management, or a constituent unit of the state system of
29 higher education as authorized in subsection (a) of this section, shall,
30 unless otherwise specifically authorized by law, make or contract for
31 the making of any alteration, repair or addition to any real asset
32 involving an expenditure of more than [five hundred thousand] two
33 million dollars.

34 (c) The plans necessary for any such remodeling, alteration, repair
35 or enlargement of any state humane institution, as defined in section
36 17b-222, shall be subject to the approval of the administrative head of
37 such humane institution.

38 (d) Notwithstanding any provision of the general statutes, the
39 Commissioner of Public Works may select consultants to be on a list
40 established for the purpose of providing any consultant services. Such
41 list shall be established as provided in sections 4b-56 and 4b-57. The
42 commissioner may enter into a contract with any consultant on such
43 list to perform a range of consultant services or to perform a range of
44 tasks pursuant to a task letter detailing services to be performed under
45 such contract. As used in this subsection, "consultant" means
46 "consultant" as defined in section 4b-55, and "consultant services"

47 means "consultant services" as defined in section 4b-55.

48 (e) Costs for projects authorized under subsection (b) of this section
49 shall be charged to the bond fund account for the project for which
50 such costs are incurred. The Department of Public Works shall develop
51 procedures for expediting the administration of projects for alterations,
52 repairs or additions authorized under said subsection (b).

53 (f) Any state agency proposing to remodel, alter or enlarge any real
54 asset shall submit a statement to the commissioner demonstrating the
55 capability of the real asset to facilitate recycling programs.

56 Sec. 2. Subsection (a) of section 4b-52 of the general statutes is
57 repealed and the following is substituted in lieu thereof (*Effective*
58 *October 1, 2009*):

59 (a) (1) No repairs, alterations or additions involving expense to the
60 state of [five hundred thousand] two million dollars or less, [or, in the
61 case of] including repairs, alterations or additions to a building rented
62 or occupied by a constituent unit of the state system of higher
63 education [,] involving expense to the state of two million dollars or
64 less, shall be made to any state building or premises occupied by any
65 state officer, department, institution, board, commission or council of
66 the state government and no contract for any construction, repairs,
67 alteration or addition shall be entered into without the prior approval
68 of the Commissioner of Public Works, except repairs, alterations or
69 additions to a building under the supervision and control of the Joint
70 Committee on Legislative Management and repairs, alterations or
71 additions to a building under the supervision of The University of
72 Connecticut. Repairs, alterations or additions which are made
73 pursuant to such approval of the Commissioner of Public Works shall
74 conform to all guidelines and procedures established by the
75 Department of Public Works for agency-administered projects. (2)
76 Notwithstanding the provisions of subdivision (1) of this subsection,
77 repairs, alterations or additions involving expense to the state of one
78 hundred thousand dollars or less may be made to any state building or
79 premises under the supervision of the Office of the Chief Court

80 Administrator or a constituent unit of the state system of higher
81 education, under the terms of section 4b-11, and any contract for any
82 such construction, repairs or alteration may be entered into by the
83 Office of the Chief Court Administrator or a constituent unit of the
84 state system of higher education without the approval of the
85 Commissioner of Public Works.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2009</i>	4b-51
Sec. 2	<i>October 1, 2009</i>	4b-52(a)

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Sec. 2	<i>October 1, 2009</i>	4b-52(a)

GAE *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note**State Impact:**

Agency Affected	Fund-Effect	FY 10 \$	FY 11 \$
Treasurer, Debt Serv.	GF - Savings	See Below	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The Department of Public Works (DPW) currently charges client agencies a 3% fee to administer construction projects that cost in excess of \$500,000. Raising the cost threshold to \$2 million will eliminate DPW's administrative fee for projects that fall between \$500,000 and \$2 million and reduce the cost of the projects by 3%. Since state building projects are funded with General Obligation (GO) bonds, the savings will be in the General Fund debt service account.

Sources: Department of Public Works

OLR Bill Analysis**SB 1145*****AN ACT CONCERNING REPAIRS, ADDITIONS AND ALTERATIONS TO STATE BUILDINGS.*****SUMMARY:**

Under current law, the Department of Public Works (DPW) commissioner has charge and supervision, including the authority to contract for alterations and repairs, over most state building construction projects that will cost the state in excess of \$500,000 for non-higher education projects and \$2 million for higher education projects.

This bill raises the threshold for DPW's supervision and control over non-higher education building projects to the higher education level. By raising the threshold from \$500,000 to \$2 million, the bill gives non-higher education state agencies whose construction projects are currently under DPW's charge and supervision (1) the authority to contract for repairs and (2) charge and supervision of renovation projects that cost up to \$2 million. The DPW commissioner must give prior approval to these projects in the same way that she currently must approve projects that cost up to \$500,000. (The chief court administrator and constituent units of higher education may contract for alterations and repairs that cost the state \$100,000 or less with the DPW commissioner's approval.)

EFFECTIVE DATE: October 1, 2009

BACKGROUND***Projects Under the DPW Commissioner's Charge and Supervision***

The DPW commissioner does not have charge and supervision of the following projects:

1. dam, flood, or erosion control systems;
2. highways, bridges, or mass transit;
3. any marine or aviation transportation facility;
4. any Connecticut Marketing Authority facility;
5. state shellfish program assets.

The commissioner also does not have charge and supervision of buildings under the supervision and control of the Joint Committee on Legislative Management.

Related Bill

HB 1155, also favorably reported by the Government Administration and Elections Committee, raises the threshold on the value of consultant services on non-higher education projects requiring the State Properties Review Board's approval.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 15 Nay 0 (03/30/2009)